



**Loudoun County, Virginia**

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Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

November 30, 2009

**RE: SPEX 2009-0032, SPMI 2009-0010, and CMPT 2009-0011  
Arcola Substation**

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of November 30, 2009. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Sophia Fisher  
Project Manager

cc:

Van Armstrong, Land Use Review Program Manager, Department of Planning

*Attachment on back*

**SPEX 2009-0032, SPMI 2009-0010, and CMPT 2009-0011  
Arcola Substation**

**APPLICANT:** NOVEC  
George Coutts  
5399 Wellington Branch Drive  
Gainesville, VA 20155-1616  
703-754-6725

**OWNERS:** South Auburn Limited Partnership  
c/o Meredith K. Light  
25992 Lightridge Farm Road  
Aldie, VA 20105-2618  
  
Tri-County Electric Coop  
aka Northern VA Elect Coop  
PO Box 2710  
Manassas, VA 20108-0875

**REPRESENTATIVE:** Mr. Ignacio Licht  
Dewberry  
10525 Battleview Parkway  
Manassas, VA 20109  
703-369-4933  
[ilicht@dewberry.com](mailto:ilicht@dewberry.com)

**PROPOSAL:** A **Special Exception** and **Commission Permit** to allow a utility substation and expansion pursuant to Section 2-1502 in the TR3LF and TR3UBF Zoning Districts.  
A **Minor Special Exception** to allow a buffer modification pursuant to Section 5-616(D).

**PROPERTY LOCATION:** East side of Lightridge Farm Road, Aldie, VA 20105 near the Prince William County, VA boundary.

**TAX MAP/PARCEL:** Tax Map - 105/////////4/ MCPI - 208-27-0686-000  
Tax Map - 105/////////4A MCPI - 251-47-5326-000

**CURRENT ZONING:** TR3LF and TR3UBF

**SURROUNDING ZONING/LAND USE:**

NORTH	TR3LF	Farm/Residential
SOUTH	TR3LF & TR3UBF	State Corporation Commission/Vacant
EAST	TR3LF	Farm/Residential
WEST	TR3UBF	Farm/Vacant

**ELECTION DISTRICT:** Dulles